

## OFFICE FOR LEASE



3204 North Macarthur BLVD, Irving, TX 75062



### OFFERING SUMMARY

|                       |                              |
|-----------------------|------------------------------|
| <b>AVAILABLE SF:</b>  | 1,500 SF                     |
| <b>LEASE RATE:</b>    | \$15.00 SF/yr (Full Service) |
| <b>LOT SIZE:</b>      | 0 Acres                      |
| <b>YEAR BUILT:</b>    | 1978                         |
| <b>BUILDING SIZE:</b> | 4,612                        |
| <b>ZONING:</b>        | CO                           |

### PROPERTY OVERVIEW

#### Description

- One-story Medical Office Building
- " Close proximity to Baylor Medical Center at Irving & Irving Arts Center
- " Abundant Surface Parking
- " In the heart of Irving Medical Community

#### NEARBY AMENITIES:

- Sonny Bryan' s Smokehouse
- Four Seasons Resort & Club
- Tom Thumb Grocery
- Las Colinas Country Club

### AVAILABLE SPACES

**3204 NORTH MACARTHUR BLVD**

### LEASE RATE

\$15.00 SF/yr

### SIZE (SF)

1,500 SF

**KW COMMERCIAL**  
469.467.7755  
501 W. President Bush Hwy  
Richardson, TX 75080

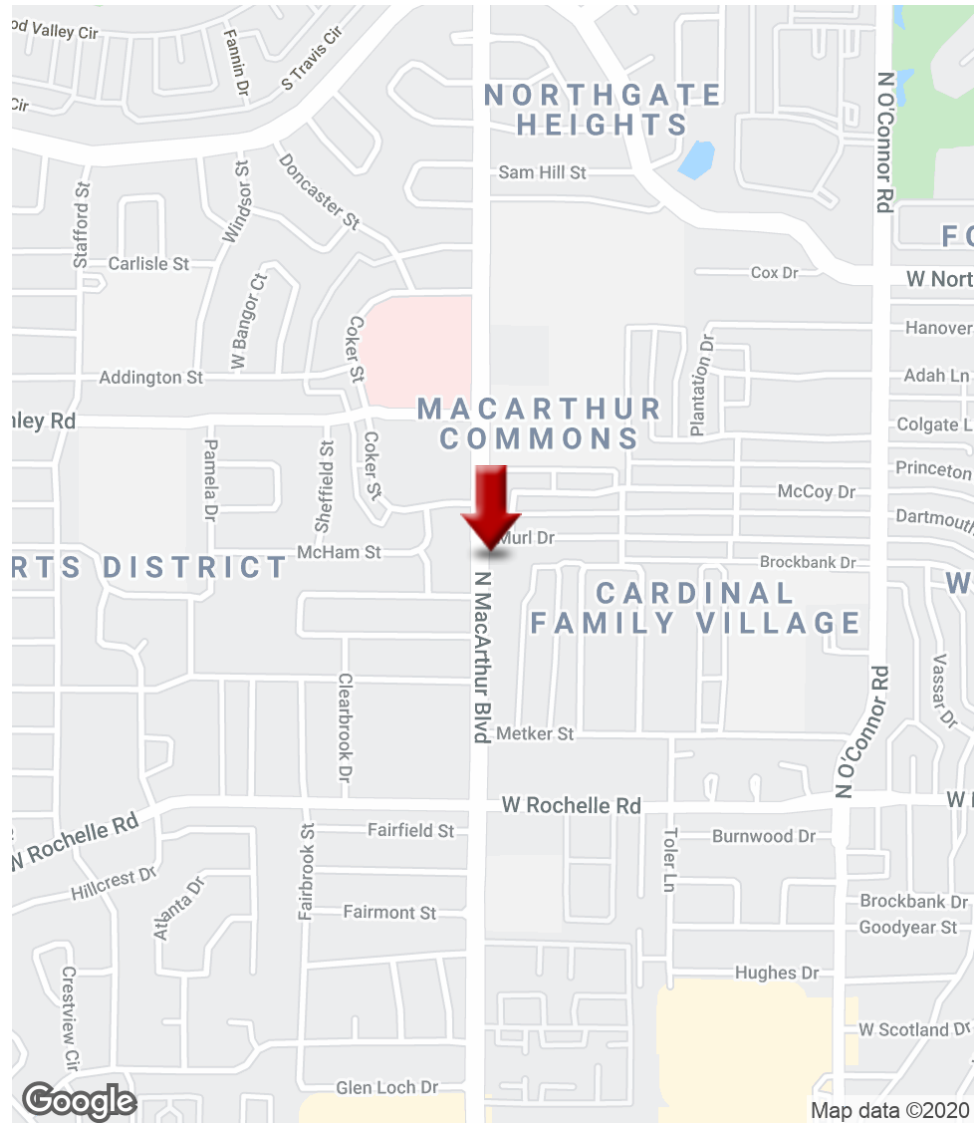
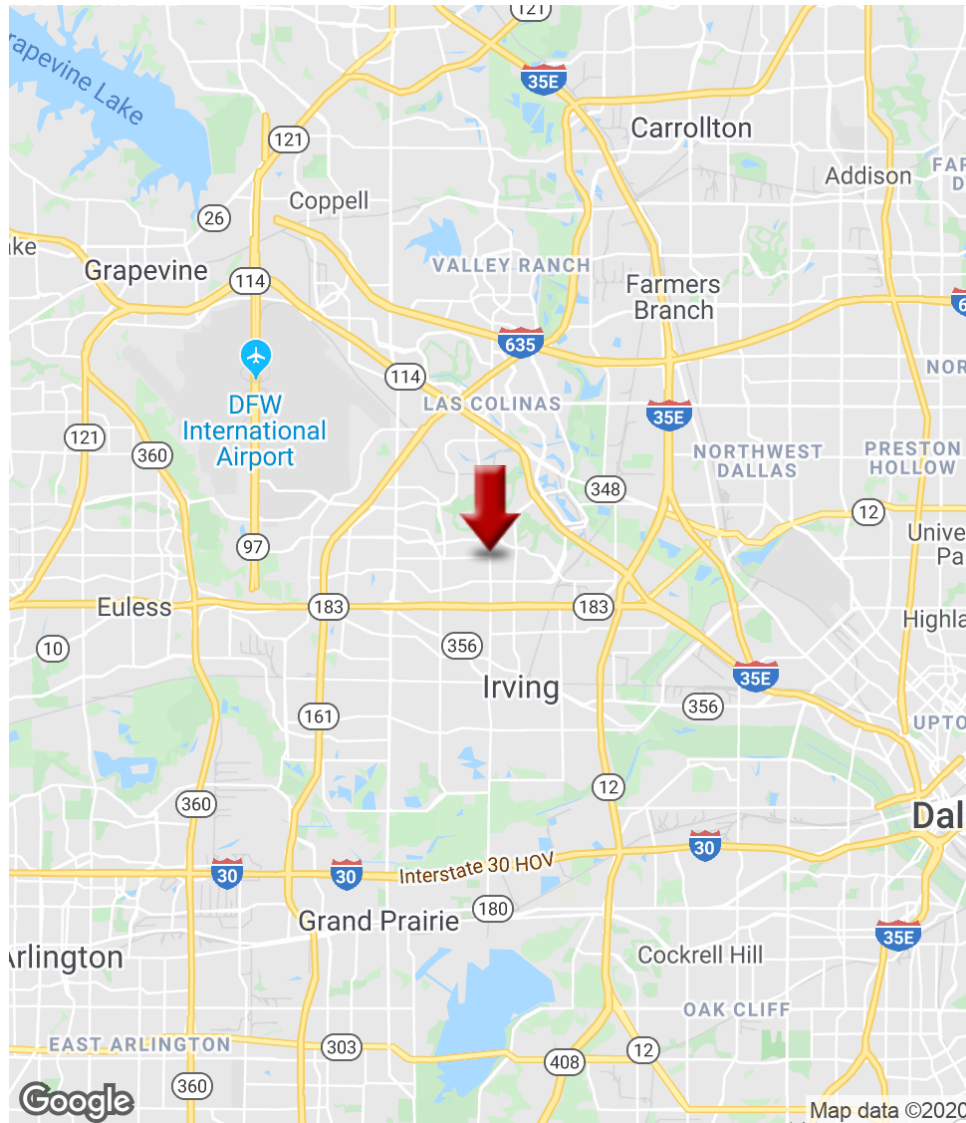
**MARAM SHAWISH**  
Agent  
0: 214.799.9647  
mshawish@kwcommercial.com  
TX #0720452

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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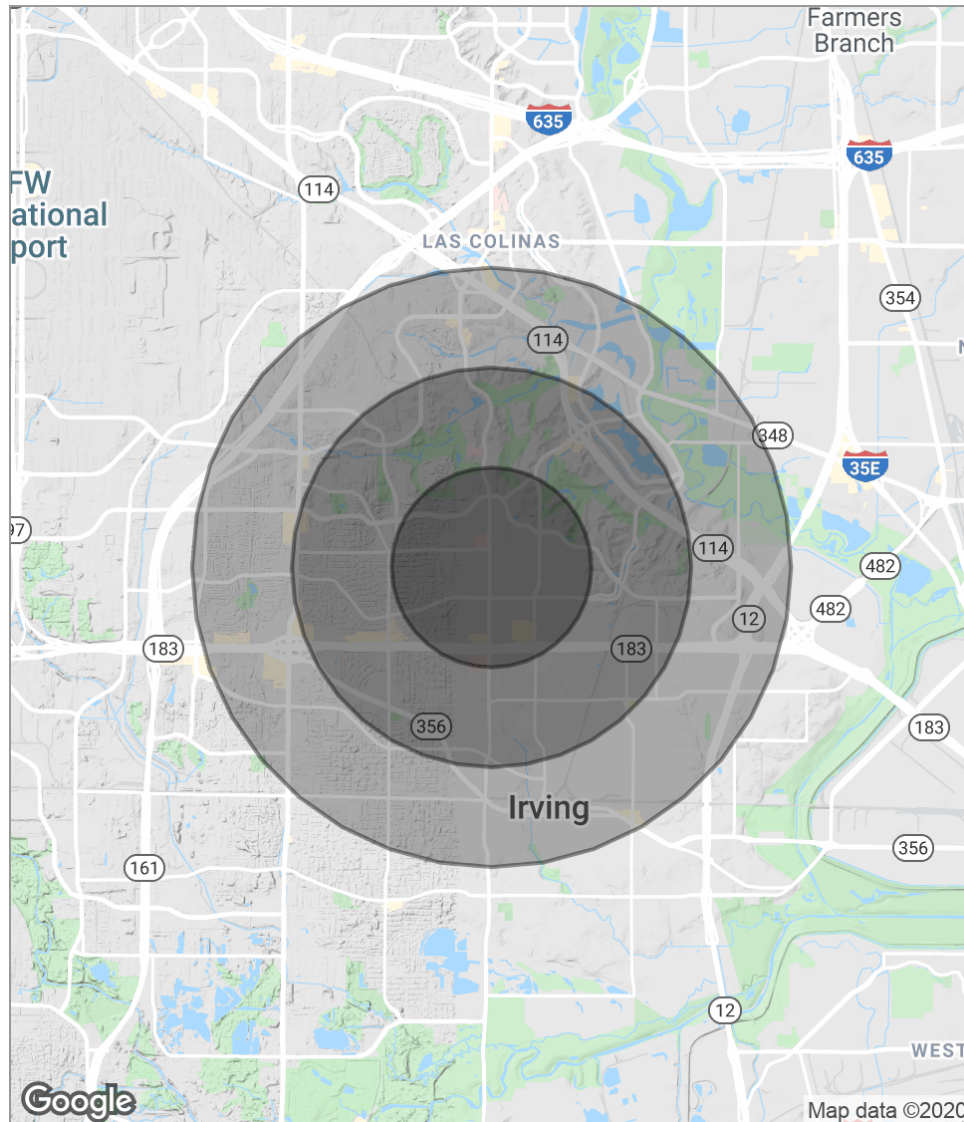
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| POPULATION          | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 20,394    | 56,735    | 128,587   |
| Median Age          | 33.1      | 33.3      | 31.3      |
| Median Age (Male)   | 32.8      | 32.5      | 30.8      |
| Median Age (Female) | 33.2      | 34.1      | 31.7      |
| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
| Total Households    | 7,352     | 20,567    | 47,313    |
| # Of Persons Per HH | 2.8       | 2.8       | 2.7       |
| Average HH Income   | \$63,818  | \$71,530  | \$63,029  |
| Average House Value | \$272,052 | \$260,705 | \$199,652 |

\* Demographic data derived from 2010 US Census

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## OFFICE FOR LEASE



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Property Type

Property Subtype

Building Size

Lot Size

Building Class

Year Built

Number of Floors

Free Standing

Office

Medical

4,612 SF

0 Acres

C

1978

1

No

Description

One-story Medical Office Building

" Close proximity to Baylor Medical Center at Irving & Irving

Arts Center

" Abundant Surface Parking

" In the heart of Irving Medical Community

NEARBY AMENITIES:

Sonny Bryan' s Smokehouse

Four Seasons Resort & Club

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                                                  |                        |                                    |                       |
|--------------------------------------------------------------------------------------------------|------------------------|------------------------------------|-----------------------|
| Keller Williams Central<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | 0567902<br>License No. | klrw746@kw.com<br>Email            | 469-467-7755<br>Phone |
| James Tan<br>Designated Broker of Firm                                                           | 0432986<br>License No. | jamestan@yahoo.com<br>Email        | 469-467-7755<br>Phone |
| Brittney Bryson<br>Licensed Supervisor of Sales Agent/<br>Associate                              | 0627152<br>License No. | bbryson@kw.com<br>Email            | 469-467-7755<br>Phone |
| Maram Shawish<br>Sales Agent/Associate's Name                                                    | 0720452<br>License No. | mshawish@kwcommercial.com<br>Email | 214-799-9647<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date